

001.0

Map

0001

Block

0036.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,185,500 /

USE VALUE: 1,185,500 /

ASSESSed: 1,185,500 /

Total Card /

Total Parcel

1,185,500

1,185,500

1,185,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MAGNOLIA ST, ARLINGTON

Unit #:

Owner 1: REILLY JOHN F & LIESE/TRUSTEES

Owner 2: REILLY TRUST

Owner 3:

Street 1: 3 ASHWOOD RD

Street 2:

Twn/City: ACTON

St/Prov: MA

Cntry

Own Occ: N

Postal: 01720

Type:

OWNERSHIP

Owner 1: REILLY JOHN F & LIESE -

Owner 2: -

Street 1: 3 ASHWOOD RD

Twn/City: ACTON

St/Prov: MA

Cntry

Postal: 01720

PREVIOUS OWNER

Owner 1: REILLY JOHN F & LIESE -

Owner 2: -

Street 1: 3 ASHWOOD RD

Twn/City: ACTON

St/Prov: MA

Cntry

Postal: 01720

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1909, having primarily Asbestos Exterior and 4449 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5000.000	729,500		456,000	1,185,500
Total Card	0.115	729,500		456,000	1,185,500
Total Parcel	0.115	729,500		456,000	1,185,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	266.46	/Parcel:	266.46

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	729,500	0	5,000.	456,000	1,185,500		Year end	12/23/2021
2021	105	FV	696,600	0	5,000.	456,000	1,152,600		Year End Roll	12/10/2020
2020	105	FV	697,100	0	5,000.	456,000	1,153,100	1,153,100	Year End Roll	12/18/2019
2019	105	FV	524,000	0	5,000.	484,500	1,008,500	1,008,500	Year End Roll	1/3/2019
2018	105	FV	524,000	0	5,000.	353,400	877,400	877,400	Year End Roll	12/20/2017
2017	105	FV	491,900	0	5,000.	307,800	799,700	799,700	Year End Roll	1/3/2017
2016	105	FV	491,900	0	5,000.	262,200	754,100	754,100	Year End	1/4/2016
2015	105	FV	439,100	0	5,000.	256,500	695,600	695,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REILLY JOHN F & TOURKOMANOLIS/S	70435-264		12/26/2017	Convenience	99	No	No		
TOURKOMANOLIS/S	57824-414		11/8/2011	Change>Sale	735,000	No	No		
TOURKOMANOLIS S	50133-569		9/24/2007	Family	1	No	No		
	11344-440		6/21/1967			No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REILLY JOHN F & TOURKOMANOLIS/S	70435-264		12/26/2017	Convenience	99	No	No		
TOURKOMANOLIS/S	57824-414		11/8/2011	Change>Sale	735,000	No	No		
TOURKOMANOLIS S	50133-569		9/24/2007	Family	1	No	No		
	11344-440		6/21/1967			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2012	629	Heat App	7,000					
5/18/2012	630	Heat App	7,000					UNIT 2 FURNACE
5/18/2012	631	Heat App	7,000					UNIT 3 FURNACE
5/8/2012	588	Redo Kit	22,000					&REDO BATH

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
6/20/2012	Info Fm Prmt	BR	B Rossignol
2/8/2012	MLS	EMK	Ellen K
4/30/2009	Meas/Inspect	189	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	243	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

